037.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	753,800 / 753,800
					USE VALUE:	753,800 / 753,800
					ASSESSED:	753,800 / 753,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
138		NORTH UNION ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC CLOSKY MARY C
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	138 NORTH UNION ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC CLOSKY MARY C--ETAL -
Owner 2:	WHITE MARCIA L -
Street 1:	138 NORTH UNION ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,168 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1930, having primarily Asbestos Exterior and 1448 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6168.000	366,600		387,200	753,800
Total Card	0.142	366,600		387,200	753,800
Total Parcel	0.142	366,600		387,200	753,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.58 | /Parcel: 520.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	25056
GIS Ref	
GIS Ref	
Insp Date	12/16/18

!3068!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 037.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	367,000	0	6,168.	387,200	754,200	754,200	Year End Roll	12/18/2019
2019	104	FV	296,300	0	6,168.	350,900	647,200	647,200	Year End Roll	1/3/2019
2018	104	FV	296,300	0	6,168.	332,800	629,100	629,100	Year End Roll	12/20/2017
2017	104	FV	278,700	0	6,168.	290,400	569,100	569,100	Year End Roll	1/3/2017
2016	104	FV	278,700	0	6,168.	248,100	526,800	526,800	Year End	1/4/2016
2015	104	FV	234,800	0	6,168.	229,900	464,700	464,700	Year End Roll	12/11/2014
2014	104	FV	234,800	0	6,168.	190,600	425,400	425,400	Year End Roll	12/16/2013
2013	104	FV	243,600	0	6,168.	181,500	425,100	425,100		12/13/2012

PRINT

Date	Time
12/10/20	18:23:19

LAST REV

Date	Time
05/14/19	14:27:34
apro	
3068	

USER DEFINED

Prior Id # 1:	25056
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CLOSKY MARY	49469-325		5/18/2007	Family	1	No	No		
	14236-333		3/1/1981			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/1998	438	Porch	8,000					ADD 2ST PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2018	MEAS&NOTICE	CC	Chris C
1/21/2009	Meas/Inspect	189	PATRIOT
2/28/2000	Mailer Sent		
2/25/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6168		Sq. Ft.	Site		0	64.	0.98	3									387,224						387,200	

Total AC/HA:	0.14160	Total SF/SM:	6168	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	387,224	Spl Credit		Total:	387,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.35000002
Const Adj.:	0.94288069
Adj $ / SQ:	203.662
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	450412
Depreciation:	83777
Depreciated Total:	366635

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

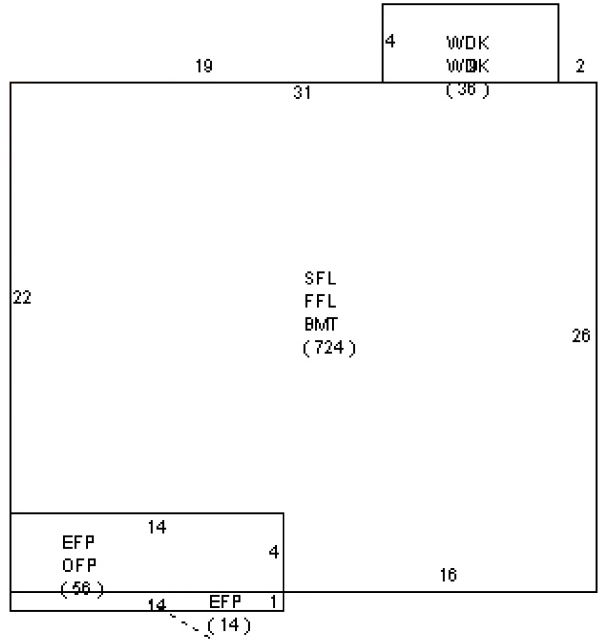
No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	203.66
Special Features:	0	Val/Su Net:	154.68
Final Total:	366600	Val/Su SzAd	253.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	724	61.100	44,235
FFL	First Floor	724	203.660	147,451
SFL	Second Floor	724	203.660	147,451
WDK	Deck	72	15.090	1,086
EFP	Enclos Porch	70	62.340	4,364
OFP	Open Porch	56	41.490	2,323

Net Sketched Area:	2,370			Total:	346,910
Size Ad	1448	Gross Are	2370	FinArea	1448

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

037.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	